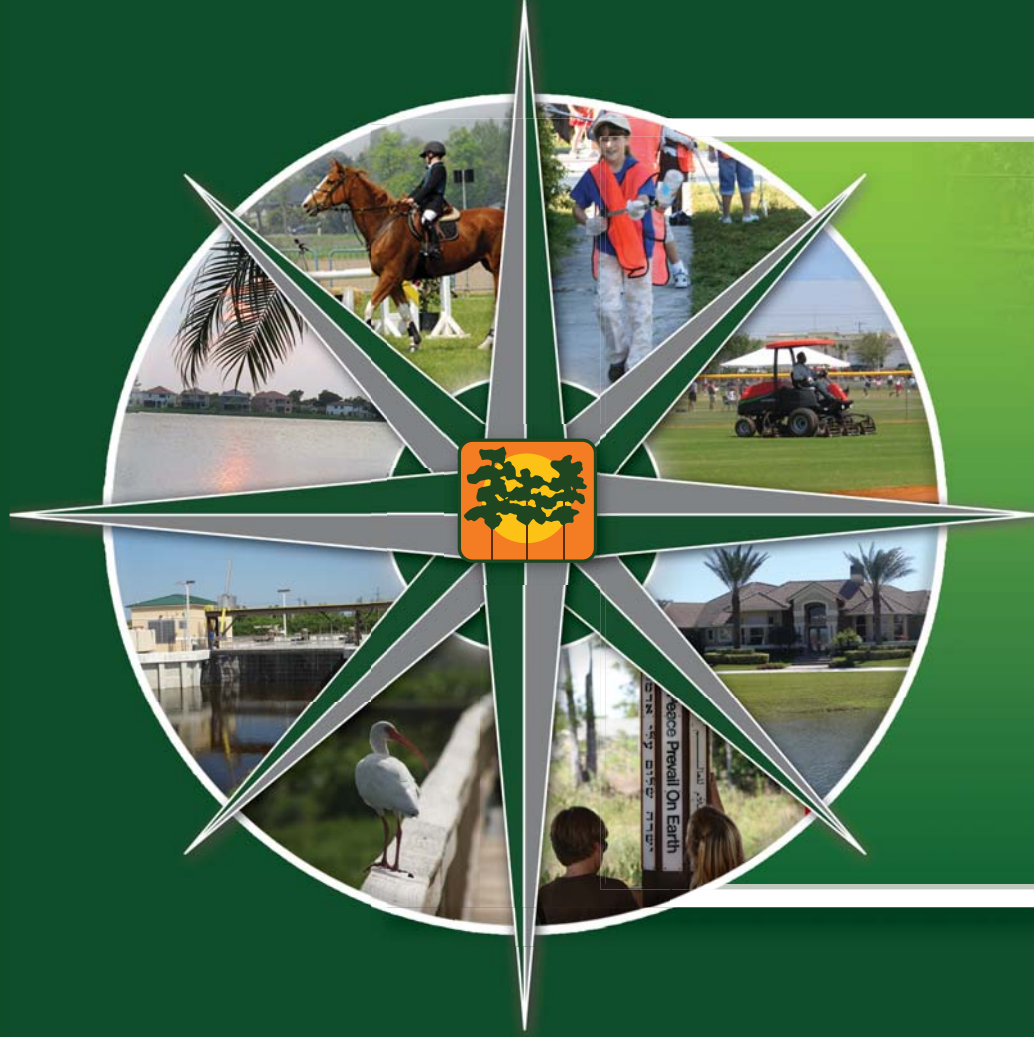




Village of Wellington



8 Concepts for the Future

Village Center

Housing Reinvestment

Town Center

Medical Arts District

Forest Hill Boulevarding

Flex Zoning District

Budget in Brief

Fiscal Year 2008-2009

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Elected Officials

Darell Bowen, Mayor

Dr. Carmine A. Priore, Vice Mayor

Lizbeth Benacquisto, Councilwoman

Robert S. Margolis, Councilman

Matt Willhite, Councilman

Senior Leadership Team

Paul Schofield, Village Manager

Francine L. Ramaglia, CPA, Director of Administrative & Financial Services

John Bonde, Director of Operations

Awilda Rodriguez, Village Clerk

Mireya P. McIlveen, Deputy Director of Administrative & Financial Services

Jim Barnes, Deputy Director of Operations

Jeff Kurtz, Village Attorney

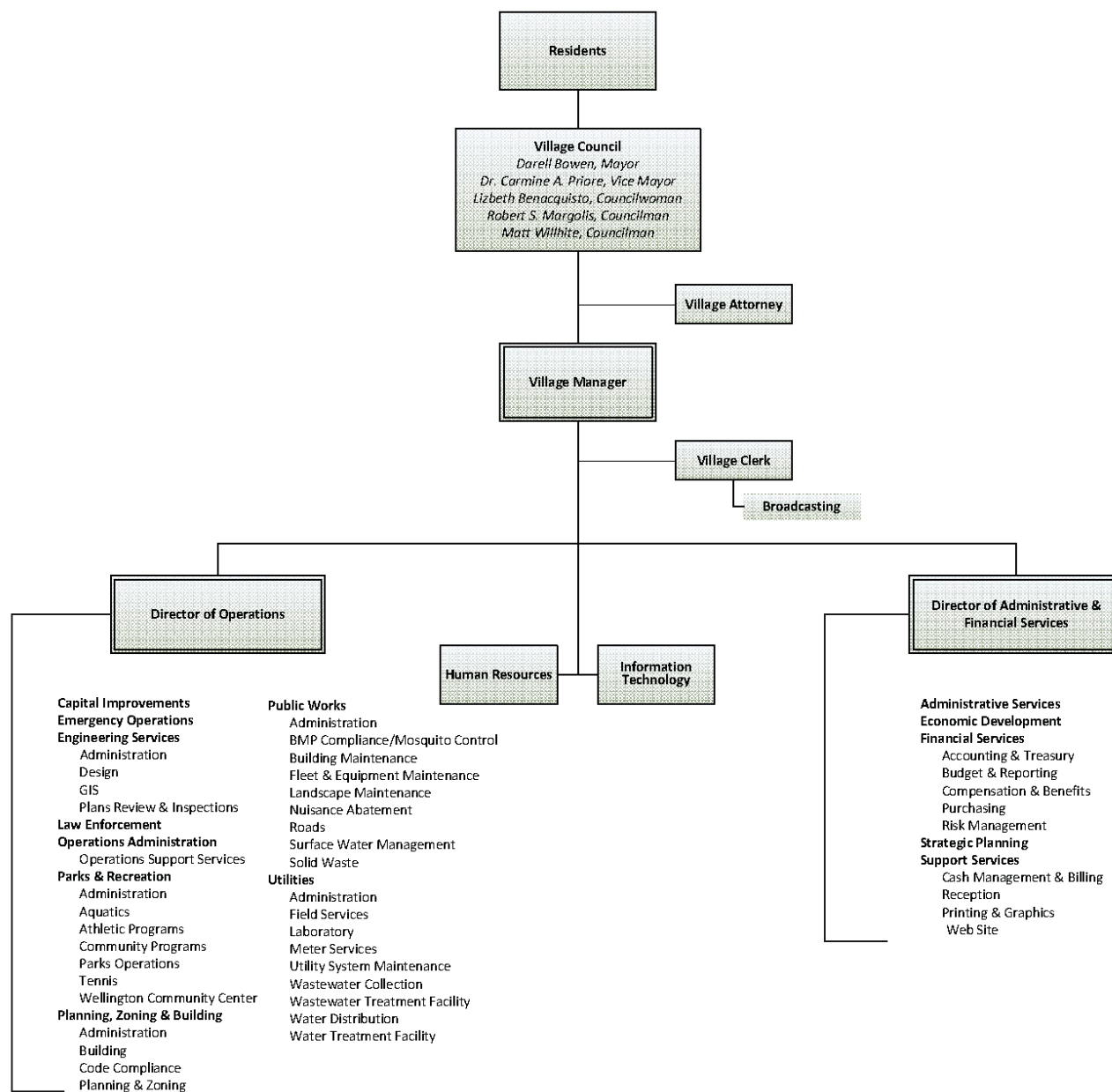
About the Budget in Brief

The Village of Wellington adopted its 14th annual budget on September 23, 2008 after two public hearings were held for input from Wellington's citizens. The adopted FY 2008/2009 budget is a deliberate balance of revenues and expenditures; prepared according to Generally Accepted Accounting Principles and adopted according to Florida's statutory Truth in Millage requirements. The Village of Wellington's annual budget is the result of a strategic planning process aligning the budget with our mission, vision and core principles; prioritized for the provision of core services and council initiatives.

The Village of Wellington provides this document to summarize our organization and financial plan for the fiscal year 2008/2009. Additional detail and policy information is available in our Comprehensive Annual Budget document.



Organizational Structure



We would like to express our appreciation to all the Department Directors and Managers, the Finance staff and the various staff members of other departments for their exceptional contributions.

At a Glance

Date of Incorporation

December 31, 1995

Date Operational as Municipality

March 28, 1996

Form of Government

Council/Manager

Area

44.7 Square Miles

Total Adopted Fiscal Year 2008/2009

Budget (Includes Enterprise Funds)

\$92.9 million

Assessed Taxable Property Valuation

\$7.2 billion

Staffing

Positions

276

FTEs (Full Time Employees)

273.66

Strategic Initiatives

Investment in Infrastructure

Focus on existing infrastructure and enhanced maintenance programs for Village facilities, roadways and hardscapes; reduce debt balances

Go Green

Develop a proactive standard in green initiatives to lead our community toward a sustainable, eco-friendly environment

Economic Development

Pursue economic, environmental, and equity/social sustainability through development and community partnerships; attract businesses, foster growth of quality jobs, and develop housing clusters that support our community identity

IT Governance & Technology

Develop a comprehensive IT investment and management strategy which strengthens and streamlines delivery of service, while extending data collection and reporting capabilities

Customer Relations Management

Invest in a system to easily collect, process, evaluate and disseminate customer relations data for improved performance and efficiency

Performance Management

Develop a results-based Performance Management System that links budgeting, reporting, and outcomes to action plan

To the Village Council and the Residents of the Village of Wellington:

It is our privilege to present the Budget in Brief for the 2008/2009 fiscal year. This document presents the overall action plan for allocating the resources of the Village to a variety of programs necessary to achieve the Village's vision. This vision promotes a family atmosphere, a safe community, stable property values, with quality infrastructure.

As anticipated, property tax reform was enacted in 2008 and became a central influence on budget decisions for the new fiscal year. Understanding that citizens wanted to see reduced property taxes, the budget challenge was to develop a budget balanced at or below last years rate of 2.34 mills. It is important to understand that the impacts of tax reform alone would have produced fewer tax dollars. The combination of tax reform and declining property values resulted in a large loss of tax dollars. The combination of rising personnel & operating costs, particularly public safety, fuel, electric and solid waste costs, and decreasing home values complicated the task even more.

We continue to be well prepared to meet these challenges. Fiscal year 2008 saw the implementation of our updated strategic plan and prioritization model that supports our budget and capital planning processes. The basic framework of our budgetary process is laid out in our service business hierarchy model. Every funding recommendation is evaluated using this four-tiered approach:

1. No Choice Core Businesses
2. Choice Core Businesses
3. Quality of Life
4. Add-Ons

The main initiatives which shaped the FY 2009 budget were developed in response to our economic and legislative challenges and contribute to our sound financial position and its sustainability. The focus areas of those initiatives are shown at left.

The Village is committed to the efficient delivery of quality services to its citizens. Our ability to respond early to economic challenges as well as thorough long-term planning are key factors in maintaining the fiscal health of Wellington.

The adopted FY 2009 budget is the combined effort of staff and stakeholders. The managers and staff of the Village deserve special recognition for developing a budget on time and on target. A special acknowledgement goes to the Mayor and Council for their leadership in establishing priorities and in ensuring a smooth budget process.

We look forward to working with Council and residents in the coming year to continue planning for the future needs of the community.

Sincerely,



Paul Schofield
Village Manager

Vision 2022

Wellington 2022 is a Village for **Family Living** with a reputation as a **World Class Equestrian Community** and a **Regional Business and Job Center**

Wellington 2022 has **Beautiful Neighborhoods with High Quality Homes** and has **Preserved the Natural Florida Environment**

In 2022, Wellington residents enjoy **Personal Safety and Security, Excellent Education for a Lifetime, Leisure Amenities and Opportunities for an Active Lifestyle**

We take **Pride in Wellington** and contribute to a great future

Mission

The Village of Wellington is **Financially Sustainable**, provides **Superior Municipal Services** in a **Cost-Effective Manner** and is investing in **Well-Designed, Well-Maintained Village Infrastructure**

The Village Engages Our Citizens in **Community Governance** and **Advocates for the Interests of Wellington**

Main Goals

- Sustainable Village Government - Financially Sound Providing Superior Services
- High Quality, Functional Infrastructure - Convenient Daily Living for Residents
- Premier Place to Live in Palm Beach County - Ideal Choice for Families
- Distinctive Livable Neighborhoods - Place you Make Home
- Business and Employment Opportunities - Services and Jobs for Residents within Wellington



Planning for the Future

Comprehensive Plan

The Village Comprehensive Plan was adopted in January 1999, in compliance with the Florida Statutes Chapter 163, Florida Department of Community Affairs. The Plan guides future growth and development; providing the Vision for the community and assuring that the intent of the Village Charter becomes a reality. Community goals are given for the following elements: Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation & Open Space, Intergovernmental Coordination, Capital Improvements, Education and Equestrian.

Strategic Plan

Our budget is a comprehensive fiscal and operational planning process; the annual financial plan resulting from our strategic planning process. The Village Council adopted the current strategic plan in August 2007; incorporating the Vision, Mission, Plan, Execution and Core Beliefs for Village governance through 2022.

Demographics

Population

(As of April 1st each year)

2006 (est.)	55,564
2007 (est.)	55,259
2008 (est.)	55,546
2009 (projected)	58,179
2018 (projected)	62,800

Resident Statistics

Median Age	36.9
Average Household Size	2.94
Average Taxable Value - SF	\$299,268

Racial Composition

Caucasian and other races	75.1%
Hispanic or Latino	12.5%
African American	12.3%
Asian	3.6%

Land Usage

Residential	25.025 sq. miles
Commercial	1.300 sq. miles
Industrial	0.190 sq. miles
Recreational	17.200 sq. miles
Community Facilities	0.880 sq. miles
Developed	41.300 sq. miles
Undeveloped	3.400 sq. miles

Budget at a Glance

ADOPTED FISCAL YEAR 2009 BUDGET

	Adopted 2008/2009	Change From Prior Year	% Change
General Fund	\$23,032,558	\$49,571	0.22%
Surface Water Management	2,050,666	75,350	3.81%
Special Revenue Funds	12,084,237	(2,397,275)	-16.55%
Capital Projects Funds	6,559,823	(2,770,571)	-29.69%
Debt Service	2,153,700	(607,166)	-21.99%
TOTAL GOVERNMENTAL BUDGET	\$45,880,984	(\$5,650,091)	-10.96%
Enterprise Funds	23,789,307	4,813,507	25.37%
Debt Service	2,946,100	(30,400)	-1.02%
TOTAL ENTERPRISE BUDGET	\$26,735,407	\$4,783,107	21.79%
TOTAL VILLAGE EXCLUDING TRANSFERS	\$72,616,391	(\$866,984)	-1.18%
Transfers	29,899,887	(7,885,377)	-20.87%
TOTAL BUDGET	\$102,516,278	(\$8,752,361)	-7.87%
Increase/Decrease to Reserves	(9,613,162)	(8,065,057)	520.96%
TOTAL BUDGET AFTER RESERVES	\$92,903,116	(\$16,817,418)	-15.33%

Adopted Fiscal Year 2009 Budget Position

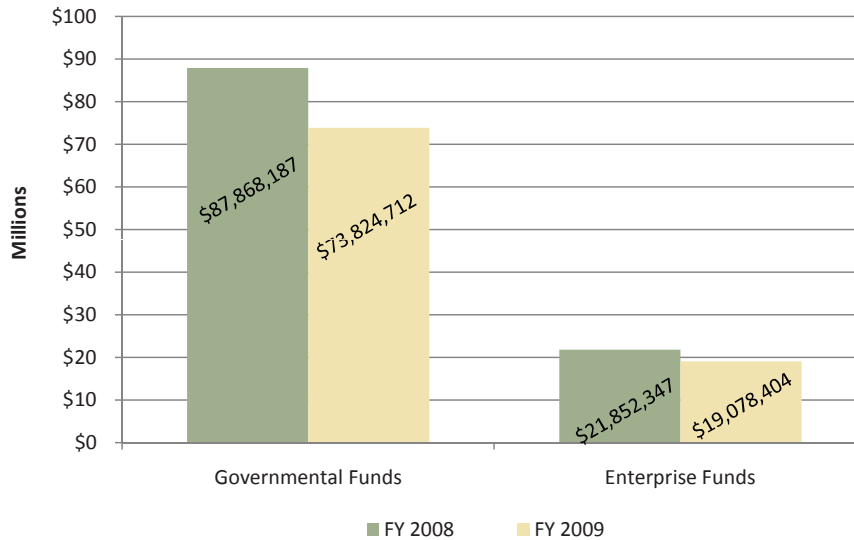
The Village's adopted FY 2009 budget totals \$92.9 million for all funds, a reduction of \$16.8 million (15%) from the total FY 2008 budget.

The total FY 2009 budget for the General Fund, the primary governmental operating fund, is \$40.2 million, down over \$700,000 (-2%) from the prior year.

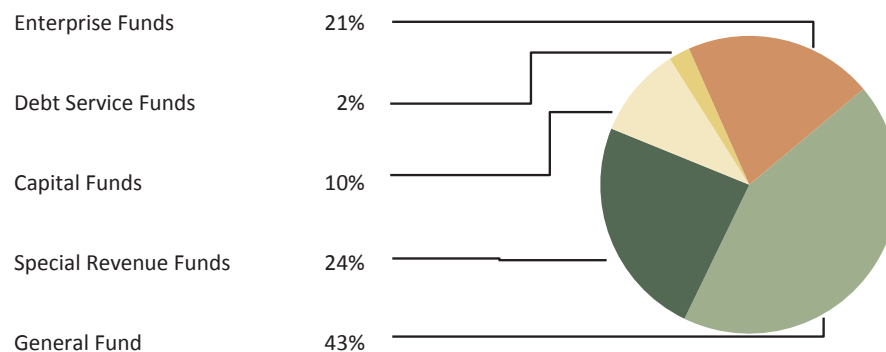
Governmental Capital Projects Fund expenditures were reduced by almost 30%, or \$2.8 million; totaling \$6.6 million for FY 2009 excluding transfers and reserves.

The Village governmental reserves are projected to remain at 25-29% of the operating budget, with a hurricane event reserve of \$3 million, and a rate stabilization reserve of \$2 - 3 million.

ADOPTED FY 2009 BUDGET VS. FY 2008 BUDGET



TOTAL FY 2009 BUDGET BY FUND TYPE



Service Statistics

Elections

Registered Voters	33,418
Voter Turnout	4,684

Surface Water

Acreage of Lakes (public)	165.5
Miles of Canals	110.0
Operating Pump Stations	7

Solid Waste Collection

Curbside Accounts	19,867
Containerized Accounts	2,138

Streets & Sidewalks

Total Centerline Miles	311.6
Total Lane Miles	646.9
Miles of Unpaved Streets	36.5
Miles Bike/Pedestrian Paths	40.1
Miles of Sidewalks	348.0
Miles of Bridal Paths	
Public	59.7
Private	22.3
Number of Streetlights	2,187

Public Safety

Police Protection	
Sworn Police Officers	58
Civilian Employees	5
Crossing Guards	53
Total	116

Fire Protection

Suppression Units	6
Early Response Stabilization Units	3
Fire Stations	4
Employees	71

Taxable Value

The taxable value of a property is its assessed value less any exemptions. Exemptions may include Homestead, Veterans, Senior, Agricultural or other state and local exemptions.

Millage Rate

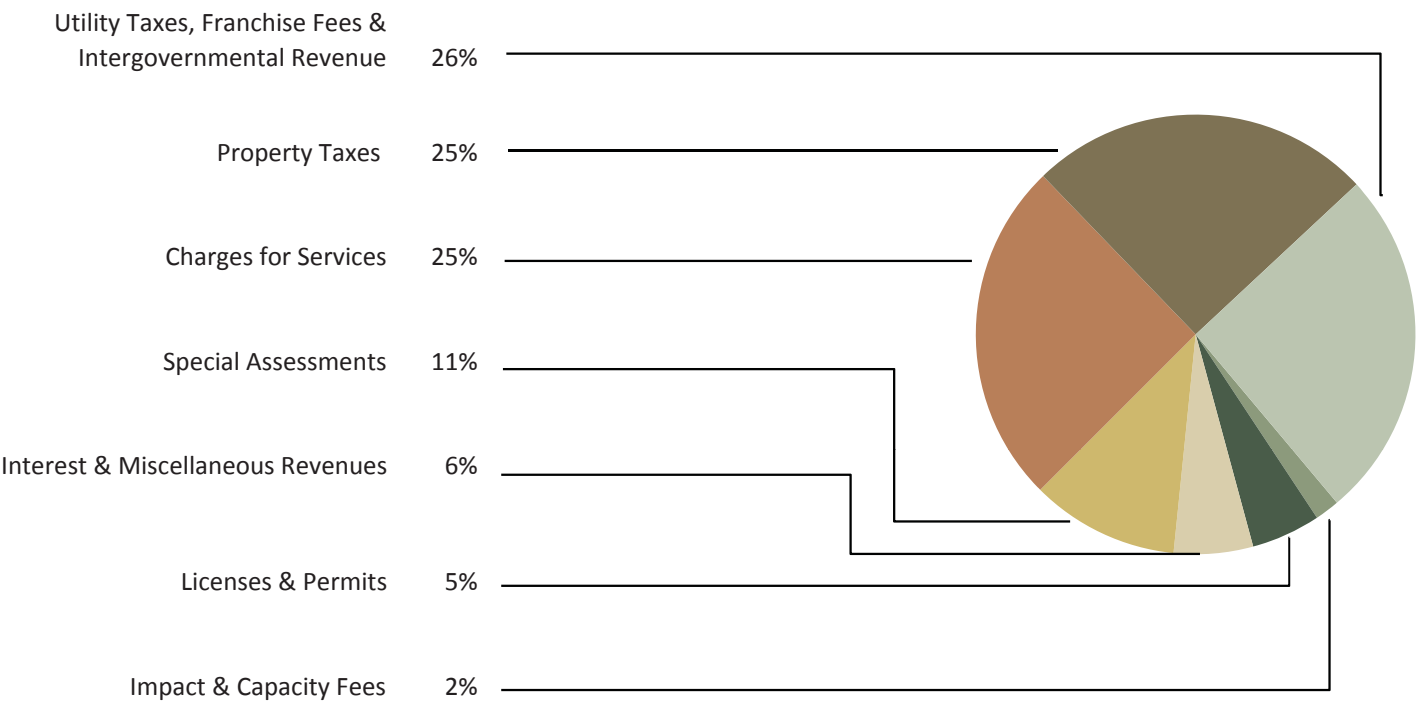
The millage rate is the ad valorem property tax rate levied per \$1,000 of a property's taxable value. The rate is shown in mills: equal to 0.1 percent of the taxable value. The property tax bill shows the millage rate charged by the levying authority. The property tax in dollars is calculated as follows:

$$\frac{\text{Taxable Value}}{1,000} \times \text{Millage Rate} = \$ \text{ Ad Valorem Tax}$$

For example, a property with an assessed value of \$150,000 and exemptions of \$50,000 has a taxable value of \$100,000. The ad valorem tax for Wellington would then be:

$$\frac{\$100,000}{1,000} \times 2.34 = \$234$$

Where the Money Comes From - All Funds



Revenue Sources

Almost all of fiscal year 2009 revenues are down due to economic influences and legislative impacts:

Ad Valorem Taxes - Ad valorem taxes are levied based on the taxable value of a property in the Village. Total for FY 2009: \$16,021,022, down \$1.3 million from the prior year.

Local Communication Services Tax – Consist of a two tiered tax composed of a state tax and a local option tax on telephone utilities and cable franchise fees. Total for FY 2009: \$2,600,000, down \$261,000 from the prior year.

Utility Taxes - Utility taxes are imposed on all electricity and metered or bottled gas, and are based on consumption of these utility services within the Village corporate limits. Total for FY 2009: \$3,145,000, down \$215,000 from the prior year.

Non Ad Valorem Assessments –These assessments are not based on value, but on the benefit to the land of capital facilities (as determined in the Plan of Reclamation for each Unit of Development) and associated operating expenses. The Acme Improvement District and Wellington Solid Waste will assess a total of \$6,904,162 in FY 2009 for surface water management and refuse collection, up \$662,000 from the prior year.

Revenue Sources (Continued)

Franchise Fees - Franchise fees are charged upon electric providers for the privilege of operating within the Village corporate limits. Total for FY 2009: \$3,551,200, down \$215,000 from the prior year.

State Shared Revenue - These intergovernmental revenues are distributed at the State level and include Half-Cent Sales Tax, Beverage Tax and general State Revenue Sharing. Total for FY 2009: \$4,922,000, down \$272,000 from the prior year.

Gas Tax - The Local Option Gas Tax is levied by Palm Beach County and distributed between all municipalities and the county. The county levies two separate local gas taxes; retaining 67% of the proceeds from the first tax, and 79% of the proceeds from the second tax with the rest being distributed to municipalities. Total for FY 2009: \$1,452,000, down \$125,000 from the prior year.

Intergovernmental Revenues - In addition to the state shared revenues and gas taxes, other revenues resulting from governmental interlocal agreements may be budgeted. Total for FY 2009: \$120,000.

Fines & Forfeitures - Fines, forfeitures and civil penalties collected by Palm Beach County for violations of municipal ordinances, violations of F.S. Ch 316 committed within a municipality or infractions under the provisions of Ch 318 committed within a municipality shall be fully paid monthly to the municipality. Total for FY 2009: \$285,000, up \$22,000 from the prior year.

Licenses & Permits - Occupational license fees are collected by municipalities from businesses, professionals or occupations providing goods and/or services within their limits. Fees for building permits as well as other fees arising from planning, zoning and building functions are collected in order to offset the cost of administering the planning, zoning and building department functions. Total for FY 2009: \$3,232,478, down \$579,000 from the prior year.

Charges for Services - Governmental charges for services result from drainage fees and recreation fees for sports programs, community programs, special events, and facility use. Enterprise charges for services result from water, wastewater and solid waste charges. Total for FY 2009: \$16,039,417, down \$1.5 million from the prior year.

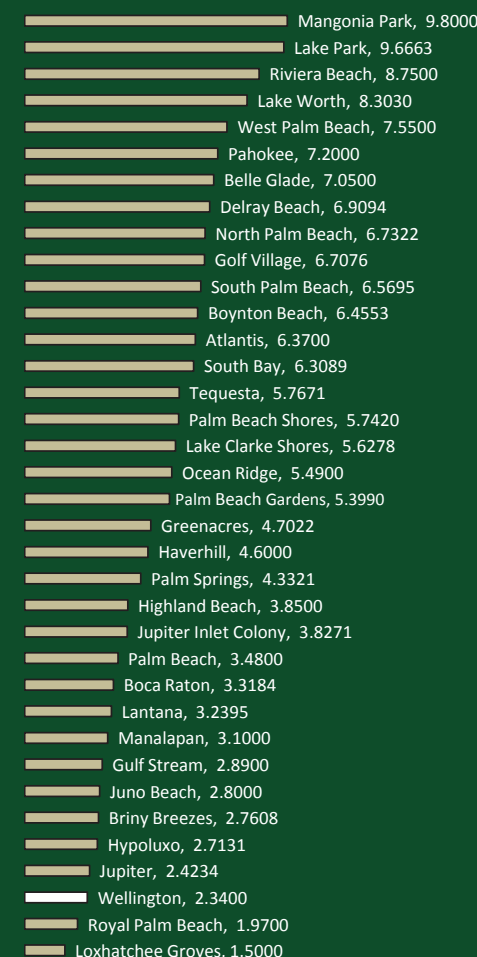
Impact Fees - The Village collects = impact fees to cover the cost of providing additional land and facilities meet the roads, recreation and open space needs of new construction. For FY 2009, \$250,000 for road impact fees and \$368,950 for parks and recreation impact fees are expected to be collected, down a total of over \$800,000 from the prior year.

Interest - Interest budgeted for FY 2009 reflects the current portfolio yield of 2% - 2.5% on investments.

Miscellaneous - These revenues consist primarily of fuel sales to other local governments, proceeds from auction of used equipment, copies, purchasing card rebates and other minor revenues.

Municipal Millage Rates in Palm Beach County

Wellington's residents enjoy one of the lowest millage rates in the county at 2.34 mills. The chart below shows the 08/09 millage rates (including debt millage) of the municipalities in the county.



What is the Difference between ad valorem and non - ad valorem assessments?

An ad valorem assessment is calculated based on the value of the property. This levy is assessed using a millage rate stated in cents per \$1,000 of taxable value. For instance, Wellington's ad valorem tax rate equates to 2.34 cents per \$1,000 of property value.

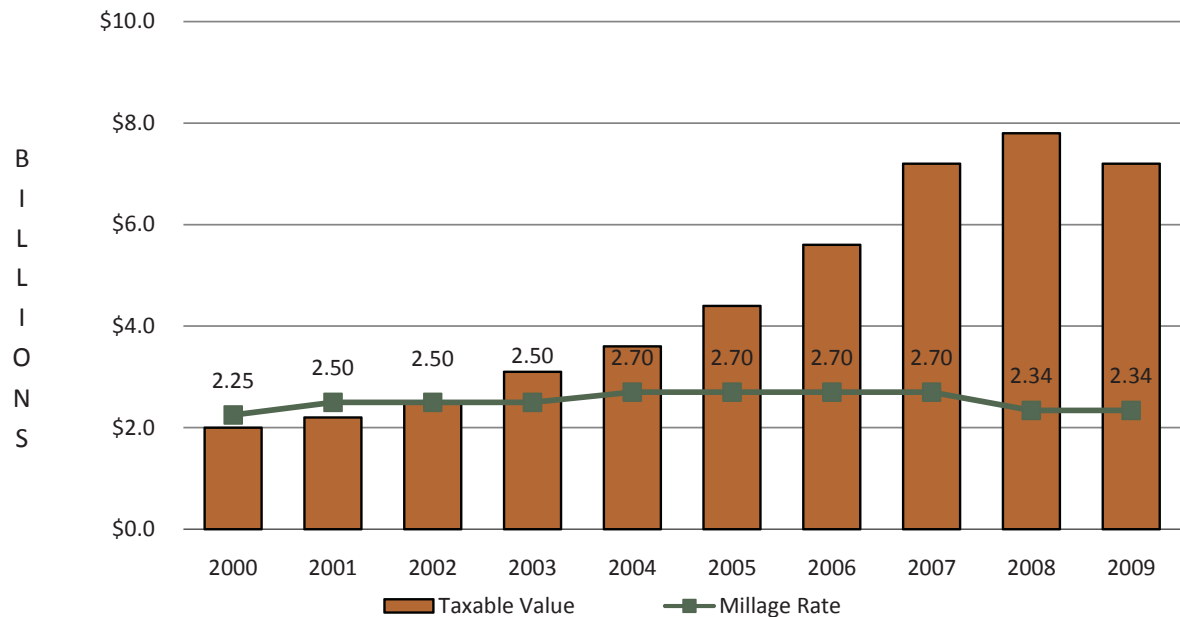
A non-ad valorem assessment is calculated based on property units, since the levying authority provides a service that benefits the land. For the Acme Improvement District, surface water management and flood protection services benefit the land. One unit equates to one acre or a portion thereof. Therefore, the rate of \$146 is assessed for a property up to 1.49 acres. A larger property is calculated for additional units.

Property Taxes

Wellington's ad valorem tax rate for fiscal year 2009 is 2.34 mills on a total taxable assessed value of \$7.2 billion. Adjusting for 5% delinquencies and discounts, total ad valorem tax revenues are projected to be \$16 million, or 36% of the total governmental revenues (excluding transfers). The adopted rate of 2.34 mills is 8% less than the roll-back rate of 2.55 mills. The roll-back rate is the millage that would provide the same total tax revenue as in the prior year. Wellington will collect about \$1.3 million less in ad valorem tax revenues as in fiscal year 2008.

The Village's total assessed valuation decreased by approximately \$560 million; a 7.2% decrease over the FY 2008 value. Part of this decrease results from an additional \$25,000 homestead exemption and other value caps approved by voters in January 2008. New construction value and other additions total about \$86 million, a significant decrease from prior years.

PROPERTY TAX MILLAGE AND ASSESSED VALUATION HISTORY



The Village of Wellington's ad valorem millage rate, together with non-ad valorem assessments for drainage and solid waste collection constitutes just 16.7% of a Village taxpayer's total tax bill. As shown in the example below for a property assessed at \$275,000 with a homestead exemption of \$50,000 (the prior year homestead exemption of \$25,000 is used for the comparison), Wellington's FY 2009 assessments total \$835.

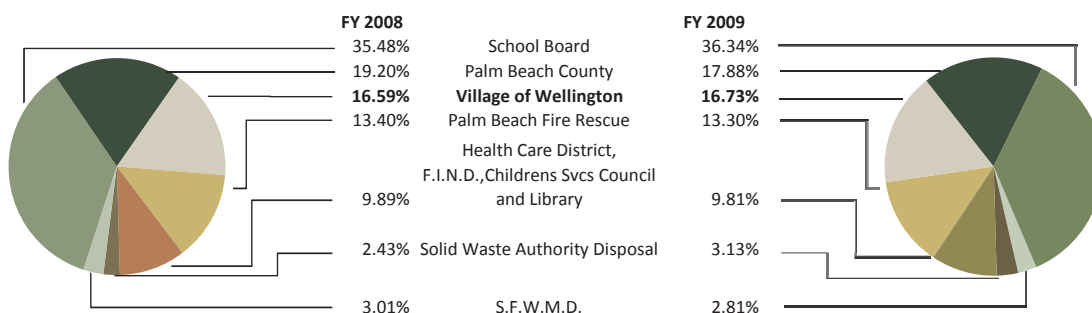
IMPACT ON SAMPLE TAXPAYER

		2008/2009 Tax Bill at \$225,000 Value (2)	Prior Year Tax Bill at \$250,000 Value (3)	Change from Prior Year
Ad Valorem Taxes	2008/2009 Millage			
Village of Wellington	2.340	\$527	\$585	(\$58)
Palm Beach County	3.781	\$851	\$945	(\$94)
Palm Beach Fire Rescue	2.950	\$664	\$695	(\$31)
Library	0.497	\$112	\$124	(\$12)
Palm Beach County Debt	0.185	\$42	\$50	(\$8)
Library Debt	0.045	\$10	\$12	(\$2)
School Board	7.251	\$1,813	\$1,839	(\$26)
Health Care District	0.998	\$224	\$223	\$1
SFWMD	0.624	\$140	\$156	(\$16)
Childrens Services Council	0.601	\$135	\$146	(\$11)
Florida Inland Navigation District	0.035	\$8	\$9	(\$1)
Total Ad Valorem	19.307	\$4,526	\$4,784	(\$258)
Non Ad Valorem Taxes				
Solid Waste Authority Disposal		\$156	\$126	\$30
Wellington Solid Waste Collection		\$162	\$129	\$33
Acme Improvement District⁽¹⁾		\$146	\$146	\$0
Total Non Ad Valorem		\$464	\$401	\$63
Total Tax Bill		<u>\$4,990</u>	<u>\$5,185</u>	<u>(\$195)</u>

⁽¹⁾ Properties east of 441 are not assessed by ACME

⁽²⁾ \$225,000 taxable value applied to all but School Board per Amendment 1

⁽³⁾ Prior year taxable value \$250,000 used to represent additional \$25,000 homestead exemption in effect for FY 2009



How much of my tax bill goes to Wellington?

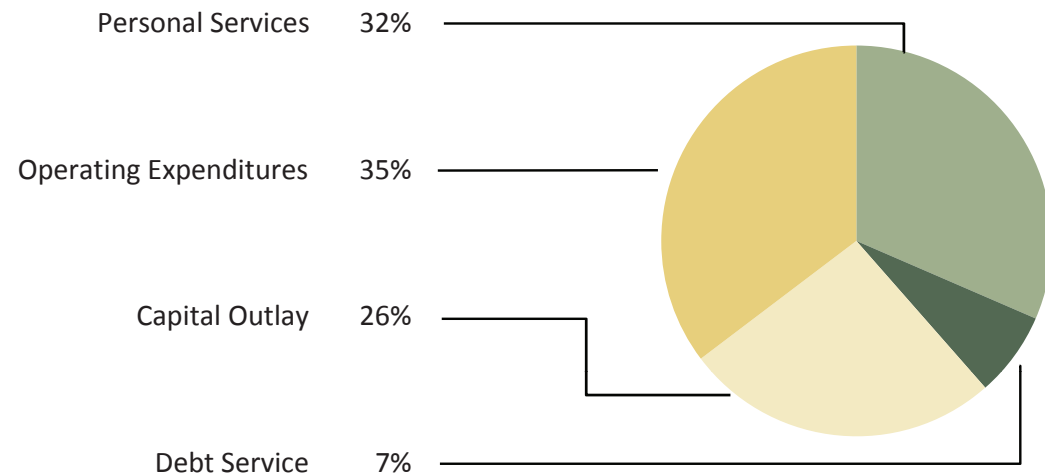
The tax bill you receive from the county Tax Collector includes property taxes and assessments for several taxing authorities. For example, county residents are levied for county-wide services, school board, county library and debt service for these entities. The chart at left shows a sample tax bill for a Wellington property with a taxable value of \$225,000. The portion of the total bill that Wellington would receive in ad valorem and non-ad valorem assessments on this property is less than 17% of the total bill.

How Expenditures Changed - Governmental

	Total Governmental Funds
Personal Services	(\$68,486)
Operating Expenses	(1,746,181)
Capital Outlay	(3,228,258)
Other	
Debt Service	(607,166)
<i>Change in Expenditures FY 2008 to FY 2009</i>	<i>(\$5,650,091)</i>

The chart shows the changes in the Governmental Funds expenditure budget from FY 2008 to FY 2009 by expense type. The budget decreased by over \$5.6 million, or 11% from last year.

Where the Money Goes



As part of the annual budget process, all Village services and their associated expenditures are prioritized in the Village's business planning hierarchy. Mandated tax reform in FY 2008 and 2009 limits the general government funding available for local taxing authorities. Available funds are first allocated to Village core services that are mandated or essential in nature, potentially omitting many services provided in the past that enhance the quality of life of Wellington's residents. Through reductions in personnel, operating service levels and deferral or elimination of capital projects, some non-core primary businesses could be funded in the FY 2009 budget. Two examples of significant items added back to the core service budget for FY 2009 are community grants and Parks & Recreation programming.

Operating Budgets

<i>Expenditure Summary</i>	Budget FY 2009			Full-time Equivalent Employees
	Personal Services	Operating Expenditures	Total	
General Administration	\$4,755,593	\$4,330,829	\$9,086,422	50.26
Operations	987,794	76,100	\$1,063,894	10.00
Parks & Recreation	\$3,910,778	2,311,336	\$6,222,114	45.40
P,Z,B & Engineering Svcs	\$4,134,589	804,211	\$4,938,800	49.00
Public Safety		6,972,301	\$6,972,301	0.00
Public Works	\$4,819,576	3,263,576	\$8,083,152	67.00
Utility System	\$4,123,181	4,594,981	\$8,718,162	50.00
Solid Waste	\$148,738	3,087,169	\$3,235,907	2.00
Non-Departmental		3,814,107	\$3,814,107	
TOTALS	\$22,880,249	\$29,254,610	\$52,134,859	273.66

How Expenditures Changed - Enterprise

	Total Enterprise Funds
Personal Services	\$599,604
Operating Expenses	931,150
Capital Outlay	3,282,753
Other	
Debt Service	(30,400)
Change in Expenditures FY 2008 to FY 2009	\$4,783,107

The chart shows the changes in the Enterprise Funds expenditure budget from FY 2008 to FY 2009 by expense type. Enterprise funds are for water and wastewater utilities and solid waste collection and recycling. The budget increased by almost \$4.8 million, up 22% from last year primarily due to the increase solid waste collection contract and increases in the Utilities capital improvement budget.

What is the difference between Governmental and Enterprise fund groups?

Governmental funds account for all financial resources and expenditures for municipal services including Administration, Public Works, Parks & Recreation and P, Z & B. The General Fund is the primary governmental fund, accounting for the revenues (including ad valorem taxes) and expenditures for general Village operations. Special Revenue Funds are governmental funds that account for specific revenue sources that are legally restricted to expenditures for special purposes.

Enterprise Funds of the Village account for business – related resources and expenditures. Wellington operates Utility and Solid Waste enterprises that are self-supporting and provide services to the community at large.

Capital Improvements

The Fiscal Year 2008-2009 Capital Improvement Plan (CIP) recommends a total investment of \$46.7 million in the Village of Wellington's capital facilities during a five-year period. Municipal government provides needed and desired services to the public and in order to provide these services, the Village must furnish and maintain capital facilities and equipment, such as roadways and parks. This CIP continues the Village's long-term commitment to roads, drainage systems, parks and other public infrastructure.

Most projects recommended for the next five years are for capital maintenance. These are usually budgeted each year and represent an ongoing investment in the upkeep of our valuable infrastructure. Included in the capital improvement plan are new and replacement fixed assets, such as vehicles and equipment. The total budget for capital improvements in FY 2009 is \$18.1 million, excluding budgeted contingency, comprised of the following projects:

2008/2009 CAPITAL IMPROVEMENT PROJECT BUDGET

<u>Maintenance & Replacement Projects</u>	<u>08/09 Budget</u>	<u>Major Improvement Projects</u>	<u>08/09 Budget</u>
Neighborhood Parks	\$175,000	Flying Cow Road Paving	\$700,000
Parks Capital Maintenance	800,000	Equestrian Trails	400,000
Village Park Gym	150,000	Village Park Second Entry	800,000
Water & Wastewater Systems Replacement & Upgrade Allowance	429,000	5.4 MGD RO Plant (Phase II & Lime Softening Plant)	8,500,000
Forest Hill Boulevard	1,000,000	Reuse Transmission Lines	1,800,000
Pedestrian Paths & Roadway Overlay	1,293,000	Total	\$12,200,000
Shellrock Program	205,700		
Various Turn Lanes, Traffic Engineering	151,250	Minor Projects and Fixed Assets	
Canal Redredging	157,500	Total Projects Under \$100,000	165,000
Culvert Replacements	105,000	Replacement Assets	1,044,151
Beautiful Wellington Grants	250,000	New Assets	14,000
Total	\$4,716,450	Total	\$1,223,151
TOTAL 08/09 Capital Improvement Budget			\$18,139,601

The Village has budgeted \$98.7 million for governmental capital improvements in the last ten years, completing major park, drainage and road projects. Some of the completed projects include:

- Aquatics Complex Sprayground & Slides
- Athletic Fields at Village Park
- Gymnasium at Village Park
- Basin B Restoration
- Pierson Road Extension
- Veterans Memorial

Locations/ Addresses

1. Municipal Complex

(Includes Administration, Village Clerk, Human Resources and Financial Services)
14000 Greenbriar Boulevard
Wellington, FL 33414
(561) 791-4000

2. Customer Service (Utilities)

1100 Wellington Trace
Wellington, FL 33414
(561) 791-4010

3. Public Works

(Includes Operations, Public Works Administration, Laboratory, Solid Waste and Emergency Operations)
14001 Pierson Road
Wellington, Florida 33414
561-791-4003

4. Community Services

(Includes Planning & Zoning, Building, Code Compliance and Comprehensive Planning)
12794 West Forest Hill Boulevard,
Suites 23&10
Wellington, Florida 33414
561-753-2430

5. Village Park

(Includes Leisure Services, Parks Maintenance and Athletic Programs)
11700 Pierson Road
Wellington, Florida 33414
561-791-4005

6. Wellington Community Center

(Includes Community Programs, Aquatics Complex and Tennis Center)
12165 West Forest Hill Boulevard
Wellington, Florida 33414
561-753-2484

7. Water Treatment Facility

1100 Wellington Trace
Wellington, Florida 33414
561-791-4030

8. Waste Water Treatment Facility

11860 Pierson Road
Wellington, Florida 33414
561-791-4039

9. Palm Beach Sheriff's Office Wellington Substation

12794 West Forest Hill Boulevard,
Suite 14A
Wellington, Florida 33414
561-688-5419 - Non Emergencies
561-688-3000 - Non Emergencies - County 24 hours

10. Fire Station #20

1000 Greenview Shores

11. Fire Station #25

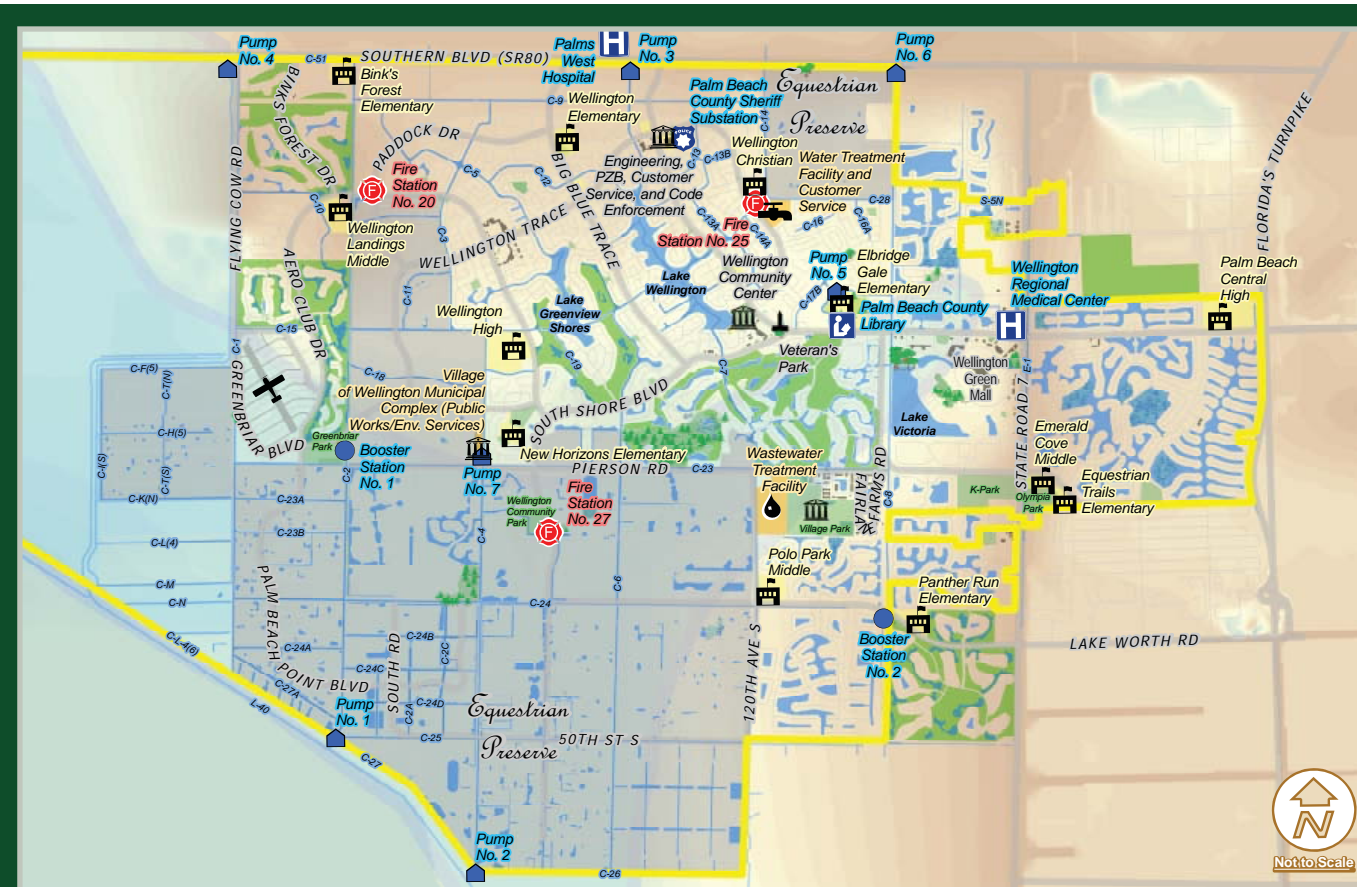
1060 Wellington Trace

12. Fire Station #27

3411 South Shore Boulevard

13. Fire Station #30

9610 Pierson Road
Palm Beach County Fire-Rescue, Administration
50 Military Trail, Suite 101
West Palm Beach, FL 33415
561-616-7000 Special Operations





8 Concepts for the Future

Village Center

Housing Reinvestment

Medical Arts District

Town Center

Forest Hill Boulevarding

Flex Zoning District

